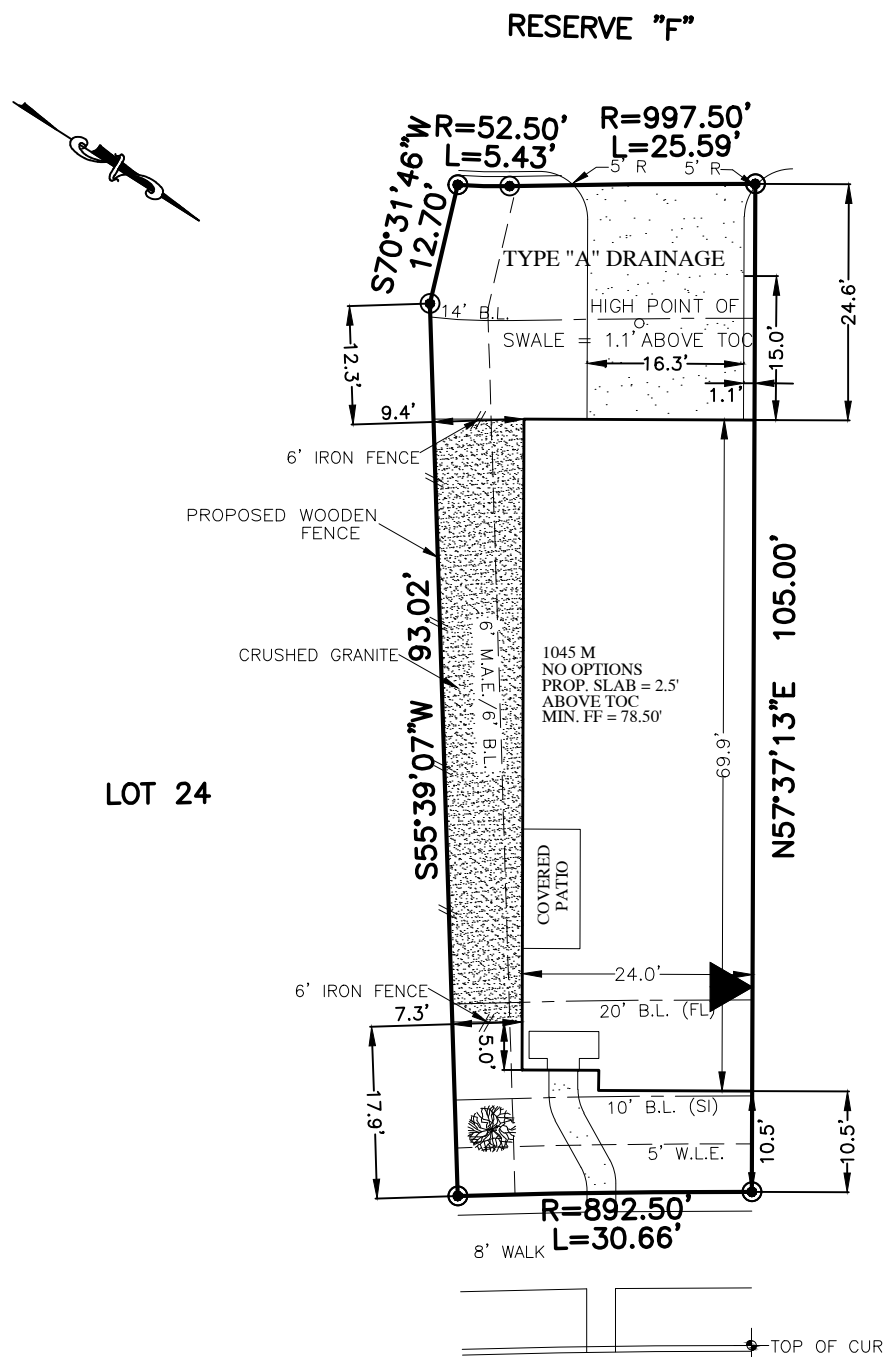




FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
BUILDING LINE	B.L.(SI) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	ACC.E. ACCESS EASEMENT
EASEMENT	B.L.(3C) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	WATER VALVE
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	FIRE HYDRANT
	PROP. PROPOSED	P.V.T. PRIVATE	MONUMENT
	ELEV. ELEVATION	FND. FOUND	LP. IRON PIPE
			● POWER POLE

⊗ MANHOLE
⊠ GRATE DRAIN
⊞ PAD MOUNTED TRANSFORMER
⊕ LIGHT POLE
⊞ ELECTRIC BOX
⊞ FIBER OPTIC
⊞ TELEPHONE PEDESTAL
⊞ GAS METER
⊞ CABLE PEDESTAL
⊞ WATER METER
⊞ GUY ANCHOR
⊗ MANHOLE & INLET
⊞ INLET
⊞ VAULT



FLOOR AREA RATIO (FAR)	0.70
FOOTPRINT	1661.12 SQ. FT.
LOT COVERAGE	46.28%
IMPERMEABLE LOT COV.	62.10%
TOTAL LOT	3390.3 SQ. FT.
HOUSE SLAB	1661 SQ. FT.
BUILDING COVERAGE	48.99%
IMPERVIOUS COVERAGE	62.10%
FRONT SOD:	64 SQ. YD.
BACK SOD:	37 SQ. YD.
TOTAL SOD:	103 SQ. YD.
FRONT FENCE	07 LIN. FT.
LEFT FENCE	63 LIN. FT.
RIGHT FENCE	00 LIN. FT.
REAR FENCE	9 LIN. FT.
TOTAL FENCE	79 LIN. FT.
TOTAL FLATWORK	728 SQ. FT.
DRIVEWAY	403 SQ. FT.
LEAD WALK	41 SQ. FT.
APPROACH	00 SQ. FT.
CITY WALK	268 SQ. FT.
A/C PAD	16 SQ. FT.

431
IMPERIAL BOULEVARD
(85' R.O.W.)

PLOT PLAN
SCALE: 1 = 20'

▶ ZERO LOT LINE
4"x10' OAK

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
 - SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. ABSTRACTING BY TITLE COMPANY ONLY. ALL EASEMENTS, RESTRICTIONS AND OTHER MATTERS OF RECORD KNOWN TO SURVEYOR ARE SHOWN AND ARE BASED ON THE RECORDED PLAT AND/OR TITLE REPORT. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
 - FLATWORK AND FENCING ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO MUNICIPALITY, HOA, POA, BUILDER GUIDELINES, DEED RESTRICTIONS OR LOCAL CODE FOR REQUIREMENTS. SPECIFIC INSTALLATION REQUIREMENTS TO BE VERIFIED BY BUILDER.
 - LANDSCAPING COMPLIES WITH CITY OF SUGARLAND REQUIREMENTS OF 1 TREE FOR EVERY 50' OF LOT WIDTH IN FRONT YARD.
 - POST IN HOLE FENCE INSTALLATION.
 - FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 1.5' ABOVE BFE, 1' ABOVE TOP OF CURB AND 1.5' ABOVE NATURAL GROUND OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER PER RECORDED PLAT.
 - DRAINAGE TYPE DETERMINED WITHOUT BENEFIT OF DRAINAGE PLANS.

FOR: DARLING HOMES	
ADDRESS: 431 IMPERIAL BOULEVARD	
ALLPOINTS JOB#: DG192648	BY: MF
G.F.:	ARM
JOB:	
FLOOD ZONE: X SHADED	
COMMUNITY PANEL: 48157C0260L	
EFFECTIVE DATE: 4/2/2014	
LOMR: 15-06-1008P	DATE: 9/13/2016
"THIS INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION"	

LOT 23, BLOCK 1,
RETREAT AT IMPERIAL,
PLAT NO. 20180098, PLAT RECORDS,
FORT BEND COUNTY, TEXAS

ISSUE DATE: 12/31/2019
ISSUE DATE: 10/14/2019

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